NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE MULTIFAMILY RENTAL HOUSING, ROUND 33
QUESTIONS AND ANSWERS NO. 1
Issued November 18, 2026

In the UNOFA Portal, under "Statement of Eligibility", question 3.a asks 3a. If the proposed project assumes LIHTC financing, the project provides at least 25 units of permanent, multifamily housing and sets aside at least 20% of the total units, but no fewer than 15 units, for at least one qualifying Special Needs Population." The requirement for LIHTC projects to set aside any units for a special needs population is not included in the NOFA. Can you confirm this requirement?

If the project is requesting SN units, the project must provide at least 20% of total units for SN population.

Where can I find the financial and project information workbooks?

The Proforma and Project Information Workbooks can be found in the Supporting Documents tab of the online application.

Will LACDA allow a new construction teacher/workforce housing project restricted to less than 60% AMI to qualify under the General Affordable pool if it does not target seniors or special needs, but scores maximum points under CDLAC § 5230(c) for New Construction Density?

Yes, General Affordable funding is available as long as the project meets the up to 80% AMI requirement.

May the architect threshold be satisfied through the qualifying experience of either the architectural firm or an individual licensed architect serving as the project architect?

Yes, the architect threshold requirement can be met by the architectural firm or the individual licensed architect.

If an individual architect's experience is used, may qualifying projects completed while employed by a different firm count toward the requirement?

If an architect's experience is being used to identify qualifying projects, yes, experience while employed by a different firm can be identified as long as the architect served as the Architect of Record for those projects.

If an architectural firm does not independently meet the experience threshold, may it satisfy the requirement by hiring a California-licensed architect with the requisite qualifying experience to serve as the project architect?

Yes, a firm can hire a qualified architect, and they must serve as the architect for the project.

Would that individual need to serve as the architect of record, or would a substantive project architect role within the existing architect-of-record firm be sufficient?

The architect would need to serve as the architect of record.

Are there any requirements regarding when the architect must join the firm or their responsibilities on the proposed project?

The architect must be employed by the firm by the application submittal deadline. The architect must serve as the architect for the project.

Must the architect or architect of record maintain an office in Los Angeles County, or is California licensure sufficient? Similarly, must the completed qualifying projects be located within Los Angeles County, or would affordable multifamily projects completed elsewhere in California, including Northern California, qualify?

Section 5.2.5 Architect Experience of the NOFA Guidelines, state "The project's architect (an individual) must be licensed in the State of California and must have completed at least two (2) affordable multifamily rental housing projects, or one (1) LACDA-funded affordable multifamily rental housing project, of the project type currently being proposed (new construction or rehabilitation)." Yes, the threshold can be satisfied through the qualifying experience of the Architect or the Architect firm with affordable, rent-restricted projects of the type proposed in the application where they served as the architect of record. Individual experience will count for projects completed while employed by a different firm, so long as the projects are the same as the type currently being proposed. Qualifying projects can be located elsewhere in the state.

Is a permanent affordable housing project located within the City of Hawthorne eligible for NOFA 33 capital funding given Hawthorne's separate housing authority/jurisdiction?

A project in the City of Hawthorne is eligible for capital funding but not PBVs.

If eligible for NOFA 33 capital funding, could permanent units at the project also be considered for PBV or PBVASH assistance? If so, are there additional jurisdictional requirements involving the City of Hawthorne or its housing authority?

City of Hawthorne is not eligible for PBVs based on LACDA's PBV jurisdictions. Out of jurisdiction projects can apply for PBVs, but PBVs for out of jurisdiction areas are determined at the discretion of the Executive Director. PBVs are only eligible for SN units.

Can a mixed-use veteran housing campus containing both permanent affordable/supportive housing and separately operated transitional housing qualify if NOFA funds are restricted to the eligible permanent housing units? If so, are there specific physical, financial, regulatory, or operational separation requirements between the permanent and transitional components?

LACDA funds can only be utilized to fund affordable housing units. LACDA funds cannot be used for funding any part of the transitional housing. The permanent affordable/supportive housing must be developed under its own GC contract and the projects must be separately financed and documented through a method that shows the two project types are not intermingled in any way.

The property would be owned by a private owner/developer, with U.S.VETS, a nonprofit veteran-services organization, potentially controlling and operating the campus pursuant to a long-term master lease. Is this an acceptable site-control structure for NOFA 33? If so, what minimum lease term and documentation would be required?

The applicant must submit with the application a master lease agreement, DDA, or ENA that clearly shows site control.

Under such a long-term lease structure, can NOFA 33 capital proceeds be used for eligible rehabilitation or tenant improvements to the privately owned property? What regulatory agreement, affordability period, or other restrictions would apply to the property and/or permanent units?

Please review Section in the NOFA Guidelines on eligible uses and the loan terms.

The property owner is evaluating certain renovation work that potentially could occur before completion of the NOFA process. What constitutes "commencement of construction" for purposes of NOFA 33 eligibility, and what work, if any, may occur before application or award without affecting eligibility?

NOFA 33 funds cannot be used to reimburse any construction activities that occur before a NOFA award is committed. If renovation or construction activities have started before a NOFA award, any work under that contract will not be eligible for reimbursement.

Would eligible formerly homeless veterans residing in the permanent housing units qualify under the NOFA's Special Needs population requirements? If so, what referral, verification, supportive-services, or documentation requirements would apply?

No, residents who are already housed do not qualify as a Special Needs population.

Because the property is currently operated as a hotel, how would hotel rooms converted into permanent affordable rental units be classified for purposes of NOFA 33 eligibility and applicable per-unit capital funding limits?

Loans are determined by a per-unit type subsidy amount and such a project would be classified as rehabilitation.

For a large-scale project amassing over 200+ units, would LACDA be amenable to increasing total subsidy award? To ensure optimal cost efficiency, we do not want to artificially create two phases when it can be completed in one.

At this time, the LACDA is not increasing the total subsidy award for large-scale projects.

Can a large, established, experienced developer without 3 supportive housing projects in LA County, but who owns and operates plenty of other supportive housing properties outside LA County, still be eligible for PBVs if we submit documentation of relevant experience with supportive housing in other jurisdictions? Can we submit this documentation before the NOFA deadline for "preapproval" for more assurance of eligibility?

In fairness to other applicants, LACDA will not review/pre-approve a qualifying narrative in advance. A qualitative narrative of reasonable length that provides the mitigating information may be submitted with the application. The project will be evaluated solely on the application and supporting documents submitted through the UNOFA portal.

We submitted in NOFA 32, so if I understand the REO requirement for 11/3, we do not need to resubmit that item. How do we prove this for that deadline date so we show interest in NOFA 33?

The **Real Estate Owned Applicant Status** is posted at reo---applicant-status.pdf and was sent via email to applicants registered through the UNOFA.

On the scoring matrix, Geography category, please clarify if a project in Unincorporated LA County earns the maximum 150 points or must project in Unincorporated LA County also be on County-owned land?

Projects are eligible for the maximum 150 points if a project is 1) located in unincorporated Los Angeles County, 2) developed on County-owned land (regardless of jurisdiction), **or** 3) are a sponsored County project, as determined by LACDA.

Do LA County Department of Mental Health committed funds count as "other LA County Financial Support" for scoring purposes? DMH is committing funds to our project to cover

supportive services costs (i.e. personnel and non-personnel expenses) in the amount of $213k a year.

DMH or other County funds dedicated to supportive services costs do not count as "other LA County Financial Support."

For mixed population projects seeking only capital funds through NOFA 33, can the project stack/request said capital funds on special needs units awarded NPLH PBVs through LACDA NOFA 30? And is the project stacking capital funds on NPLH awarded PBVs, subject to PBV checklist items for NOFA 33? The project is only requesting capital funds for NOFA 33, NOT PBVs. But the project is requesting capital funds on existing PBV special needs units so wanted to obtain further clarification on what supporting documents need to be submitted.

If the applicant will not request PBVs for the project, the applicant does not need to meet the PBV checklist.

During the Proposer's Conference, it was mentioned that special needs units that are not pursuing LACDA PBVs and do not have/are not pursing PBVs from another jurisdiction are not eligible. Can you please confirm whether this is true and indicate where this is discussed in the NOFA?

Yes, this is correct and the project is not eligible. This is part of financial feasibility – Special Needs unit residents cannot generally expect to pay unit rent, so PBVs are required. Section 3.3 Eligible Projects and General Requirements states that projects can request funding for SN units in the form of capital and PBVs or capital only.

Please confirm that a mixed-population project with 25% of the total units reserved for a Special Needs population, targeted at 30% of the Area Median Income, would meet the General Affordable requirement of 10% of units at 30% AMI.

Yes, that is correct.

Per Section 6.2 of the NOFA, minimum operating expenses vary based on project size (up to 60 units versus 61+ units). The NOFA also permits operating expenses below these minimums when supported by three years of audited financial statements for two comparable properties currently owned and operated by the applicant. Could LACDA please clarify: 1. For a two-phase development such as Colorado Crest I and Colorado Crest II, can the combined 90 units be considered when determining the applicable minimum operating expenses, even though the phases are separate projects? 2. Can audited financial statements from comparable properties owned and operated by the applicant's investor, or managed by the applicant's property management company, be used to justify operating expenses below the minimums?

Projects in this scenario are not allowed to use the combined 90 units from two separate projects to determine the applicable minimum operating expense. The audited financial statements used

to justify operating expenses below the minimum must be for comparable properties currently owned and operated by the applicant – not the applicant's investor or managed by the applicant's property management company.

As the founder of a newly established nonprofit affordable housing organization, I was unaware of the conference requirement. My question is whether an experienced affordable housing developer who attended the mandatory proposers conference and is eligible to apply? Can that developer apply as the lead applicant with Rosie's Touch participating as a development partner? I am not requesting an exception to the attendance requirement. I am simply seeking clarification about whether this partnership arrangement is permitted.

A less experienced applicant may partner with an eligible applicant. Please note that the NOFA states "Any joint partnership between a developer, a lead developer, and/or managing general partner must be formed prior to the application deadline. Limited partnership does not have to be formed prior to the application deadline, but the applicant must submit documentation detailing each entity's role and responsibilities."

Based on the LACDA guidelines, please confirm if an applicant is applying for PBVs that they can only apply for capital funding for SN units.

Projects requesting funding for Special Needs units are eligible for capital funding and PBVs, or capital only. Only applicants meeting Supportive Housing Developers and PBV Eligibility criteria (see NOFA Section 5.2.2) are eligible to receive both capital and Project-Based rental assistance.

What is the difference and when is it applicable to use the General Payment standard schedule located at the very bottom of the supplemental document for Payment Standards versus the Payment Standard by zip code?

The payment standards by zip code are used exclusively for tenant-based vouchers. The Project-Based Voucher Payment Standards, the last line item in the payment standard schedule, are used for projects.

As a project that was previously awarded 32 NPLH Project Based Vouchers (PBVs) in 2024 from LACDA NOFA 30, for this LACDA NOFA 33 round, can our project request capital funds on top of the 32 already awarded NPLH PBV units? Please, confirm these sources can be stacked for our project in this NOFA round.

NOFA 33 allows projects that previously received a No Place Like Home award and no other LACDA funding to apply for funds. Funding awards may be stacked on NPLH units previously funded by LACDA (Section 3.3 Eligible Projects and General Requirements).

Our most recent Phase I Environmental Site Assessment was completed 182 days prior to the NOFA 33 application deadline, exceeding the 180-day requirement by two days. Would LACDA accept a reliance/update letter from the original environmental consultant confirming that site conditions have not materially changed and authorizing LACDA to rely on the existing Phase I report?

Yes, a reliance/update letter from the original environmental consultant is acceptable.

Can an applicant submit an existing ASTM E1527-21 compliant Phase I ESA dated outside the 180-day window, along with a reliance letter to LACDA, at threshold, and provide an updated Phase I only if the project is referred for a funding recommendation? For pre-1978 structures that will be fully demolished, can an applicant submit existing lead-based paint and asbestos reports dated outside the 180-day window, along with a reliance letter, at threshold, and provide updated reports only if the project is referred for funding recommendation?

Reliance letters in both cases must be provided at the application stage.

In terms of scoring for Committed Public Funds, the partial land dedication under City contributions could be completed prior to the award recommendation but not prior to submitting the application. Could you please confirm expected timing of the award and also whether all discretionary actions by the City would need to be completed prior to submitting the application or prior to receiving the recommendation for an award? What is the approximate timing expected to issue recommendations?

To receive full points in the Committed Public fund category, the partial land dedication must be completed and fully approved prior to application submittal.

Please provide more clarity of what LACDA deems "acceptable" in this regard if it isn't a market study? "Projects proposing 3-bedroom units for Special Needs populations must provide evidence, acceptable to the LACDA, and/or the Los Angeles County Departments of Health Services and Mental Health, that sufficient demand exists for this unit type"

An example of acceptable evidence would be confirmation from the Los Angeles Homeless Services Authority, or the Los Angeles County Department of Homeless Services and Housing that there is sufficient demand in the project's geographical area for three-bedroom Special Needs units serving the intended populations.